177.0	0009	0008.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	909,100 / 909,100
					USE VALUE:	909,100 / 909,100
					ASSESSED:	909,100 / 909,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		AVOLA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALTCHEK MICHAEL G & BETHANY L
Owner 2:	TRS/ALTCHEK REVOCABLE TRUST
Owner 3:	
Street 1:	53 AVOLA STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ALTCHEK MICHAEL G -
Owner 2:	ALTCHEK BETHANY L -
Street 1:	53 AVOLA STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 12,504 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1933, having primarily Stone Exterior and 2304 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12504.000	346,300	6,200	556,600	909,100
Total Card	0.287	346,300	6,200	556,600	909,100
Total Parcel	0.287	346,300	6,200	556,600	909,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.57 | /Parcel: 394.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 120176
GIS Ref:
GIS Ref:
Insp Date: 09/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 177.0-0009-0008.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	346,300	6200	12,504.	556,600	909,100	909,100	Year End Roll	12/18/2019
2019	101	FV	276,200	6300	12,504.	548,600	831,100	831,100	Year End Roll	1/3/2019
2018	101	FV	276,200	6300	12,504.	421,400	703,900	703,900	Year End Roll	12/20/2017
2017	101	FV	276,200	6300	12,504.	397,600	680,100	680,100	Year End Roll	1/3/2017
2016	101	FV	276,200	6300	12,504.	365,800	648,300	648,300	Year End	1/4/2016
2015	101	FV	259,800	6300	12,504.	341,900	608,000	608,000	Year End Roll	12/11/2014
2014	101	FV	259,800	6300	12,504.	314,900	581,000	581,000	Year End Roll	12/16/2013
2013	101	FV	259,800	2800	12,504.	314,900	577,500	577,500		12/13/2012

!13945!

PRINT

Date	Time
12/11/20	03:50:03

LAST REV

Date	Time
12/06/18	13:59:24

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13945

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALTCHEK MICHAEL	63139-8		1/2/2014	Convenience	10	No	No		
FREUDENBERG KAT	28840-401		7/15/1998		309,500	No	No		Y

USER DEFINED

Prior Id # 1:	120176
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/5/2018	1263	Redo Bat	10,500	C				
8/20/2012	1037	Wood Dec	15,000					
5/16/1995	267		6,000					ADD PLAYROOM/BATH

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	MEAS&NOTICE	HS	Hanne S
10/25/2008	Meas/Inspect	345	PATRIOT
3/4/2000	Missed Appt.	263	PATRIOT
1/4/2000	Mailer Sent		
1/3/2000	Measured	243	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12504		Sq. Ft.	Site		0	70.	0.64	6									556,582						556,600	

Total AC/HA: 0.28705 | Total SF/SM: 12504 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 556,582 | Spl Credit | Total: 556,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	9 - Stone		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	STONE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	3 - Hardwood		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.32515430
Const Adj.:	1.09211898
Adj $ / SQ:	188.139
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	470508
Depreciation:	124214
Depreciated Total:	346294

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

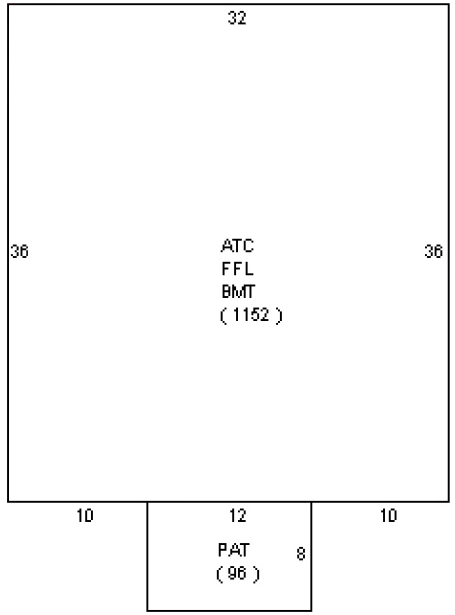
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



Sum Area By Label :
ATC = 1152
FFL = 1152
BMT = 1152
PAT = 96

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	188.14
Special Features:	0	Val/Su Net:	123.55
Final Total:	346300	Val/Su SzAd	222.67

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,152	93.130	107,285
FFL	First Floor	1,152	188.140	216,737
ATC	Attic	403	188.140	75,858
PAT	Patio	96	6.550	629

Net Sketched Area:	2,803			Total:	400,509
Size Ad	1555.1999	Gross Are	3552	FinArea	2304

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 177.0-0009-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
6	Carport	D	Y	1	12X19	A	AV	1950	12.98	T	40	101			1,800			1,800
2	Frame Shed	D	Y	1	8X10	A	AV	2000	0.00	T	15.2	101						
19	Patio	D	Y	1	18X17	G	AV	1980	4.34	T	31.2	101			900			900
22	Wood Deck	A	Y	1	16X20	G	GD	2012	11.41	T	4.2	101			3,500			3,500

More:	N	Total Yard Items:	6,200	Total Special Featues:		Total:	6,200